

LOCATION MAP

REMAINDER OF 238.33 ACRES  
OWNER: 238 ASSOCIATES, L.L.C.  
(VOLUME 8017, PAGES 432-438 OPR)

WISEMAN FAMILY PARTNERSHIP  
N.C.B. 17643

RESERVE AT WESTOVER HILLS  
APPROVED PUD PLAN #99-006

BLOCK...1  
RICHLAND HILLS MIDDLE SCHOOL  
(VOLUME 9528, PAGE 182)

RICHLAND HILLS, UNIT - 5B  
(VOLUME 9508, PAGE 149)

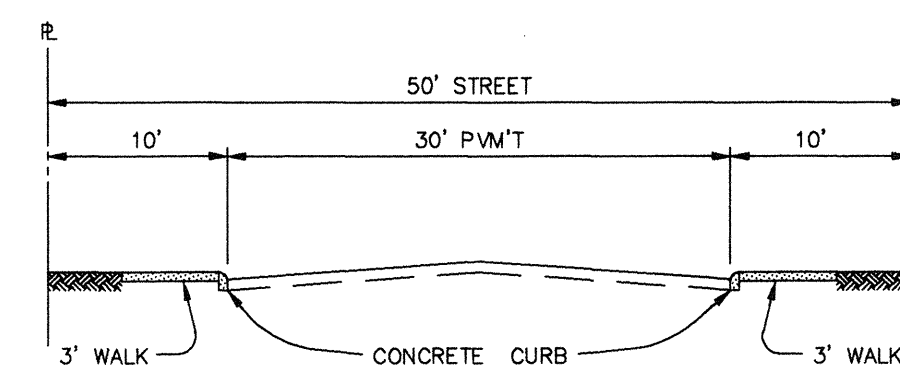
RICHLAND HILLS, UNIT - 3A  
(VOLUME 9503, PAGE 122)

- 183 RESIDENTIAL UNITS
- TOTAL ACREAGE 45.97 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

#### DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - I) R - I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 3.98 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 69%
TOTAL SPACE	= 45.97 ACRES
OCCUPIED SPACE	
5.45 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
2.14 ACRES	DRIVEWAYS (17' X 30')
6.22 ACRES	HOUSE SLABS (INCLUDES GARAGE)
	(TYPICAL 1480 SF)
13.81 ACRES	TOTAL

NET OPEN SPACE = 32.16 ACRES  
+ 45.97 ACRES  
OPEN SPACE RATIO = 0.70



TYPICAL STREET SECTION

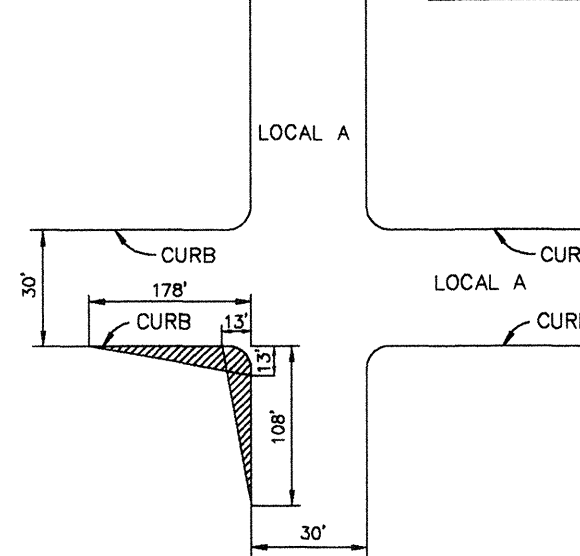
NOT TO SCALE

#### NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN UNITS 12 & 14 ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.
- MILITARY DRIVE WEST & REED ROAD ARE BEING CONSTRUCTED WITH APPROVED PLANS WITH THE RESERVE AT WESTOVER HILLS UNIT 6 SUBDIVISION PLAT, I.D. NUMBER 980152.

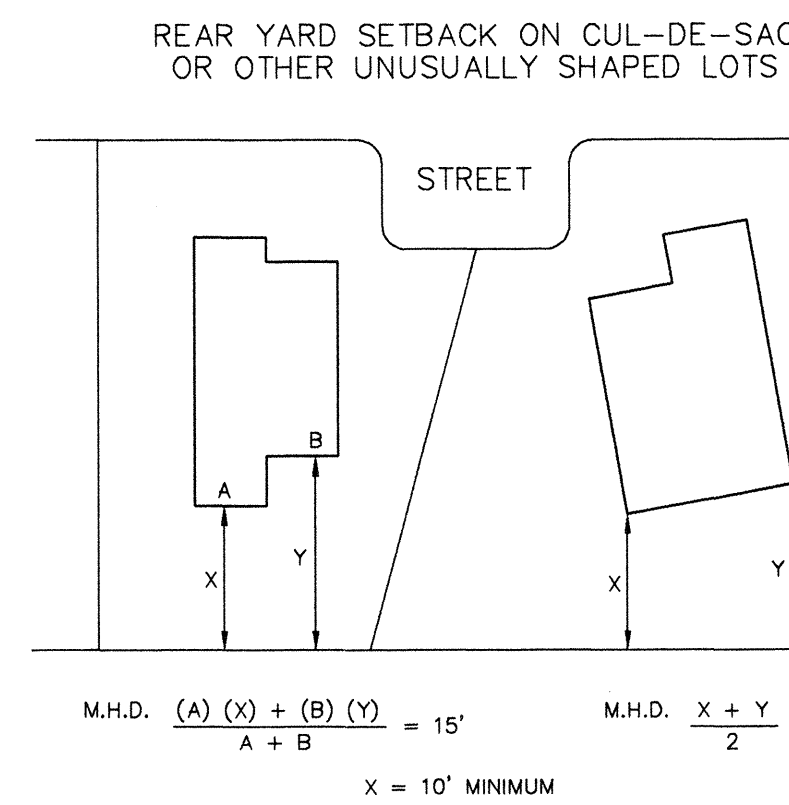
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.  
CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A  
RIGHT-EQUATION D  
 $L = 13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$   
 $R = 0.65 \text{ (ISD)} - (W/2 + K_D) = 178 \text{ FT.}$   
ISD=300 FT. W=30 FT.  $K_A=7$   $K_D=2$

#### CLEAR VISION AREA



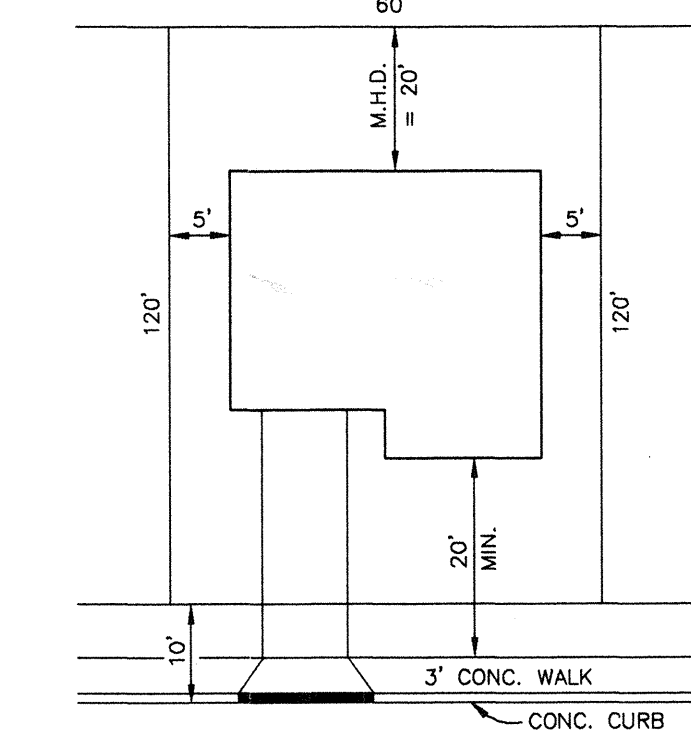
#### NOTE:

- NO PORTION OF THE PROPERTY SHOWN IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED ON FIRM PANEL NO. 48029C0408E, BEAR COUNTY, TEXAS, DATED FEBRUARY 16, 1996.



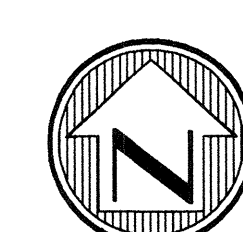
MEAN HORIZONTAL DISTANCE

NOT TO SCALE



TYPICAL LOT

NOT TO SCALE



GRAPHIC SCALE

(IN FEET)  
1 inch = 200 ft.

RECEIVED  
99 MAY 10 PM 2:55  
PLANNING DIVISION  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
CITY OF SAN ANTONIO

APPROVED  
PLANNED UNIT DEVELOPMENT  
Planning Commission  
City of San Antonio

Chairman: *[Signature]* Date: 5/26/99  
Secretary: *[Signature]*

P. O. A. D. P.  
"A PLANNED UNIT DEVELOPMENT"



W.F. CASTELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:  
04/16/99 - NOTES

JOB NO. 46625.00  
FILE:  
DATE: 3/31/99  
DESIGN: G.W.P.  
DRAWN: B.C./P.D.L.  
CHECKED:  
SHEET 1 OF 1

# 99-006

P.U.D. PLAN

for

THE RESERVE AT WESTOVER HILLS 12/14

99-006